



BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

9/29/20 9:00 AM

BOCC MEETING AGENDA

JOHN F. & RITA M. ARMSTRONG WING OF THE BLAKE LIBRARY
2351 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Harold E. Jenkins II, Chairman
Stacey Hetherington, Vice Chair
Doug Smith
Sarah Heard
Edward V. Ciampi

Taryn Kryzda, County Administrator
Sarah W. Woods, County Attorney
Carolyn Timmann, Clerk of the Circuit Court and
Comptroller

PRESETS

9:05 AM - Public Comment

2:30 PM - Summary of the Resilience Program's Sea Level Rise Based
Vulnerability Analysis and Recommendations Report

5:05 PM - Final Fiscal Year 2020/2021 Budget Public Hearing

5:05 PM - Public Comment

CALL TO ORDER

1. INVOCATION - Moment of Silence
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA
5. APPROVAL OF CONSENT AGENDA

Consent Agenda items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board item is the approved action.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chairman will present the proclamations declaring Fire Prevention Week and 4-H Week to the recipients.

COMMENTS

1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.
2. COMMISSIONERS
3. COUNTY ADMINISTRATOR

CONSENT

ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 20-0935

Supplemental Memorandum (2 items)

CNST-2 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS

Pursuant to Chapter 136.06, Florida Statutes, checks and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between August 29, 2020 and September 11, 2020. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 20-0937

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the September 15, 2020 regular meeting.

Agenda Item: 20-1122

CNST-4 NOTED ITEMS

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 20-1012

CNST-5 BOARDS AND COMMITTEES STATUS REPORT

This quarterly Status Report is provided to keep the Commission apprised of all the current vacancies, expired terms, etc. on their various boards and committees.

Agenda Item: 20-0922

CNST-6 TREASURE COAST REGIONAL PLANNING COUNCIL MUNICIPAL APPOINTMENT

Due to a change in the City of Stuart Commissioner membership, the Board is asked to confirm the appointment of Commissioner Troy McDonald as the City of Stuart's alternate municipal appointment to the Treasure Coast Regional Planning Council (TCRPC).

Agenda Item: 20-1111

COUNTY ATTORNEY

CNST-7 REQUEST APPROVAL OF THE THIRD AMENDMENT TO THE VESTA SOLUTIONS SERVICE ORDER AGREEMENT NO. 1

The Third Amendment to the Vesta Solutions Service Order Agreement No. 1 is requested due to delays in completion of improvements to the County's 911 system.

Agenda Item: 20-1109

CNST-8 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING CODE ENFORCEMENT CASES INVOLVING BARRIO2BEACH, LLC AND CAPITAL SCRAP METAL, LLC; CASE NUMBERS GMD2019100093 AND GMD2020010197

Pursuant to the provisions of Section 1.98B, General Ordinance, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and agreed Recommended Order regarding the Code Enforcement cases of Barrio2Beach, LLC and Capital Scrap Metal, LLC.

Agenda Item: 20-1119

GROWTH MANAGEMENT

CNST-9 REQUEST FOR APPROVAL OF A RESOLUTION TO RELEASE UNITY OF TITLE ON PROPERTY OWNED BY HOPE CENTER FOR AUTISM, INC.

Hope Center for Autism, Inc., is requesting release of the Unity of Title encumbering lots 1,2,4, and 5 of the Savannah Industrial Park. The undeveloped lots are located on the north side of NE Savannah Road at the intersection of NE Braille Place and NE Savannah Road in Jensen Beach.

Agenda Item: 20-1050

PARKS AND RECREATION

CNST-10 TERMINATION OF INTERLOCAL AGREEMENTS WITH THE MARTIN COUNTY SCHOOL BOARD FOR HIDDEN OAKS MIDDLE SCHOOL AND HOBE SOUND ELEMENTARY SCHOOL

For over 27 years the Martin County Board of County Commissioners (Board) and the School Board of Martin County (School Board) have had agreements for mutual use of amenities at Hidden Oaks Middle School and Hobe Sound Elementary School. During the course of these agreements physical changes and use of facilities have eliminated public programming at these sites.

Agenda Item: 20-0455

PUBLIC WORKS

CNST-11 ADOPTION OF A RESOLUTION ACCEPTING A UTILITY EASEMENT FROM RCA HOLDINGS, LLC FOR FIRE AND WATER SERVICES LOCATED ON THE SOUTH SIDE OF LOT 7 ADJACENT TO SW JACK JAMES DRIVE

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from RCA Holdings, LLC, a Florida limited liability company, for fire and water services located on the south side of the proposed entrance drive to Lot 7 along the east side of SW Jack James Drive.

Agenda Item: 20-1043

CNST-12 ACCEPTANCE OF A UTILITY EASEMENT FROM BH STORAGE STUART, LLC, FOR FIRE AND WATER SERVICES ON SE FEDERAL HIGHWAY NORTH OF SE SALERNO ROAD

This is a request for the adoption of a Resolution accepting and approving a Utility Easement from BH Storage Stuart, LLC, a Florida limited liability company, for fire and water services on the eastern side of SE Federal Highway north of SE Salerno Road in Stuart.

Agenda Item: 20-1044

ADMINISTRATION

CNST-13 ADOPT PROCLAMATIONS TO BE PRESENTED AT THE OCTOBER 13, 2020 MEETING

The Board is asked to adopt proclamations declaring Domestic Violence Awareness Month and Manufacturing Month in Martin County, Florida.

Agenda Item: 20-1139

Additional Item (20-1139)

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 APPOINTMENT OF A COMMISSIONER TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE

Ordinance 1139 adopted on August 25, 2020 calls for a County Commissioner to be a member of the Affordable Housing Advisory Committee. The Board is asked to appoint a Commissioner to the Committee.

Agenda Item: 20-0732

B&C-2 LIBRARY BOARD OF TRUSTEES APPOINTMENTS

Due to terms expiring and a member resigning, the Board of County Commissioners is asked to make the necessary appointments to the Library Board of Trustees.

Agenda Item: 20-0923

Supplemental Memorandum

PUBLIC HEARINGS

PH-1 ADOPTION OF THREE RESOLUTIONS ONE APPROVING A UTILITY EASEMENT, ONE APPROVING DONATION OF PROPERTY FOR RIGHT-OF-WAY AND ONE EXCHANGE OF REAL PROPERTY BETWEEN COUNTY AND JENSEN CAP INVESTMENTS, LLC FOR THE RESERVE AT JENSEN BEACH

This is a request for adoption of three Resolutions, one approving a Utility Easement for a Water Main, one approving donation of property for right-of-way, and one for exchange of real property pursuant to Section 125.37, Florida Statutes, between Jensen CAP Investments, LLC and Martin County. The County will convey a 45-foot strip of land and receive a Utility, Drainage, Access and Maintenance Easement to provide access to maintain Warner Creek.

Agenda Item: 20-1039

PH-2

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN TEXT AMENDMENT (CPA) 20-05, HODAPP PROPERTY TEXT

This is a Board-initiated amendment to the text of Chapter 6, Housing Element. The amendment is proposed to Policy 6.1D.8, Comprehensive Growth Management Plan (CGMP) regarding lands designated as Mobile Home future land use. The proposal is concurrent to the Board-initiated amendment CPA 20-01 Hodapp Property.

Agenda Item: 20-1047

PH-3

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 20-01, HODAPP PROPERTY

This is a request for a small-scale amendment to the Future Land Use Map (FLUM) on a 5-acre parcel. The request would change the future land use designation from Mobile Home (up to 8 units per acre) to Agricultural Ranchette (up to 1 unit per 5 acres). The parcel is addressed at 7715 SW 39th Street and is located south of SW Martin Highway.

Agenda Item: 20-1045

PH-4

LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-19, PULTE AT CHRIST FELLOWSHIP

This is a request for an amendment to the Future Land Use Map (FLUM) on a 321-acre parcel. The request will change the future land use designation from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre). The parcel is addressed at 10205 SW Pratt Whitney Road, and is located west of the Florida Turnpike, east of SW Pratt Whitney Road and north of SW Bulldog Way.

Agenda Item: 20-1049

PH-5

LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 20-04, PULTE AT CHRIST FELLOWSHIP TEXT AMENDMENT

This is a request for an amendment to the text of Chapter 4, Future Land Use Element. This request is concurrent to CPA 19-19, Pulte at Christ Fellowship, a proposal to amend the Future Land Use Map.

Agenda Item: 20-1048

PH-6

FINAL FISCAL YEAR 2020/2021 BUDGET PUBLIC HEARING

There will be an outline of the public hearing procedures followed by an overview and review/approval of the Resolutions.

Agenda Item: 20-0943

PH-7

PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION REGARDING THE FAIRGROUNDS

The Martin County Fair Association has requested that the Board of County Commissioners adopt a resolution as required for the Martin County Fair Association to apply for a Florida Department of Agriculture and Consumer Services (FDACS) Facility Grant.

Agenda Item: 20-1138

Additional Item (20-1138)

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT FOR CPA 20-01, HODAPP PROPERTY

This Board-initiated amendment is a rezoning request to change the zoning from RT to AR-5A, Agricultural Ranchette district, on a 5-acre parcel, located at 7715 S.W 39th Street, south of SW Martin Highway. The proposed rezoning is contingent upon the approval of CPA 20-01, a Board-initiated request to amend the future land use designation from Mobile Home to Agricultural Ranchette.

Agenda Item: 20-1046

REQUESTS AND PRESENTATIONS

R&P-1 SUMMARY OF THE RESILIENCE PROGRAM'S SEA LEVEL RISE BASED VULNERABILITY ANALYSIS AND RECOMMENDATIONS REPORT

County staff and consultant Erin Deady will present a report that summarizes the Martin County sea level rise-based vulnerability analysis, opportunities for Community Rating System score improvements and recommended actions to improve resilience in Martin County. The draft report and PowerPoint presentation will be submitted as a Supplemental Memorandum to this Agenda Item.

Agenda Item: 20-0825

Supplemental Memorandum

DEPARTMENTAL ADMINISTRATION

DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL

This is a placeholder on all Board meeting agendas to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item: 20-0939

Supplemental Memorandum (6 items)

DEPT-2 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

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Agenda Item: 20-0941

Supplemental Memorandum (3 items)

DEPT-3 CORONAVIRUS (COVID-19) UPDATE AND DISCUSSION

On September 15, 2020 the Board of County Commissioners (Board) requested an agenda item to provide an update on Martin County's (County) status on COVID-19 and discuss measures to proceed with the mandatory mask mandate.

Agenda Item: 20-1137

Additional Item (20-1137)

DEPARTMENTAL QUASI-JUDICIAL GROWTH MANAGEMENT

DPQJ-1 REQUEST BY IMPEDANCE BAILE, LLC FOR APPROVAL OF ANCILLARY RETAIL USE WITHIN THE COR-1 ZONING DISTRICT

Impedance Baile LLC is requesting approval of ancillary retail use in the form of a 750 square foot convenience restaurant within a proposed 11,000 square foot office building within the COR-1 zoning district. The 1.11-acre vacant parcel is located on the east side of South Kanner Highway approximately 1,200 feet north of the intersection of Salerno Road and South Kanner Highway in Stuart.

Agenda Item: 20-1061

DPQJ-2 BANYAN BAY PUD, REQUEST APPROVAL OF THE 9TH PUD AMENDMENT INCLUDING A REVISED MASTER AND PHASING PLAN, AND PHASE 2C FINAL SITE PLAN

Banyan Bay Macks, LLC requests approval for the 9th Amendment to the PUD zoning agreement including a revised master and phasing plan and Phase 2C final site plan approval for the Banyan Bay PUD. The main entrance to the project is located at the intersection of SW Kanner Highway (SR 76) and SE Pomeroy Street in Stuart. Included is a request for a Certificate of Public Facilities reservation.

Agenda Item: 20-1066

Supplemental Memorandum

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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